



File Ref: DN23/0023

18 January 2024

T West
11 Dartford Road
THORNLEIGH NSW 2120

Dear Sir,

Development Referral No. DN23/0023

Proposal: Extension of car park within Cronulla High School

Property: 31 Bate Bay Road, Greenhills Beach

I refer to the above development proposal which was referred to Council for comment in accordance with the provisions of Clause 3.38 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

Council is generally supportive of upgrades to educational establishments where they improve the quality of the learning environment and experience for students. To maintain the balance between redevelopment and potential impacts, there are several matters detailed below that Council would seek for you to address in the development of the proposal.

The following comments are provided for consideration in respect to the plans and documentation presented:

1. Landscaping and trees

Council notes that the Review of Environmental Factors indicates that removal of 9 trees will be pursued separately via a TP application and this will need to be approved prior to the proposed works being determined. Because the matter of tree impacts is relevant to the proposed works, comments have been provided below from Council's Landscape Officer.

General:

The proposal seeks to extend the existing carpark north, creating a further 12 spots which will affect the existing stand of trees upon the western bank fronting Bate Bay Road. The site is zoned as a Greenweb 'Support' area and the stand of trees affected adjacent the carpark is mapped as an 'Urban/ Exotic/ Native' Community by the OEH.

Existing Trees:

The proposal includes the removal of 9 trees which appear to be in good health and are generally endemic to the area. The removal of these trees to facilitate the works will have several detrimental effects upon the site including: significant reduction in canopy, reduced screening to Bate Bay Road and a poor aesthetic outcome for the new carpark and the school.

As recommended in the DN22/0025 referral, it would be preferable if the fill proposed could be contained beneath the carpark and therefore removing the need for the batter. Below is the comment and recommendation from that file:

"The new proposed car park has an extensive amount of cut and fill around its periphery and is realigned further to the west. The existing driveway alignment is being utilised, with revised levels within it. No trees are shown for removal. The cut and fill in the Southwest corner of the

proposed driveway will require the removal of T14 and T15 both endemic Eucalyptus botryoides. The 'Permanent Fill Embankment' located in the Northwest corner of the carpark will smother the TPZs of T24, T29, T33, T34.

Recommendation: *To retain T14 & T15 it is recommended that the filling around the perimeter of the carpark is removed from with the TPZ of both trees. The carpark should be built via pier a pier and beam solution in the northwest corner rather than filling to protect existing trees T24, T29, T33, T34. A balustrade should be utilised along the carpark edge which will remove the need for filling and battering. Filling and battering which requires tree removal should not be supported when a balustrade solution could be easily utilised. Sandstone block retaining walls laid at NGL could also be utilised along the carparks perimeter edge to reduce the height out of ground and potentially the need for a balustrade in some areas."*

Council strongly encourages that the Schools Consultant Team liaise with Sydney Water as to whether the fill proposed can be maintained beneath the carpark and prevent the removal of the 9 well-established native specimens. Should the Tree Protection Zones of more trees be affected by filling, a consultant Arborist should be engaged to see whether the filling is tolerable for existing trees to maximize retention. Given the hydrology of the site being sand, roots will typically be deep and the inclusion of further fill should be sandy to allow water to percolate down and gaseous exchange to occur.

If the trees are removed it is recommended that they are replaced onsite at a ratio of 8:1 with the following species mix; Angophora costata, Angophora floribunda, Banksia integrifolia, Banksia serrata, Eucalyptus botryoides.

To facilitate maintenance of the batter area and prevent erosion it is recommended that

- (a) Native ground covers be used instead of grass to remove the need for mowing
- (b) Dense shrubs or the like be planted at the top of the batter slope to discourage students accessing the batter on foot or bike.

2. Engineering matters

- i. Where the new carpark sits out of ground, it would be preferred that it to be supported on piers rather than using fill as proposed (see landscape comments above). A crash barrier would be required to be installed along the edges where the outside ground levels are more than 600mm below the pavement.
- ii. The proposed new carpark appears to encroach on a Sydney Water easement. It is recommended that you consult with Sydney Water prior to the commencement of works to determine whether the proposed works will affect their easements and infrastructure.

3. Construction related matters

It is requested that the following be addressed in relation to Construction:

(a) Works on public land

If works are required in relation to the public land outside the site, then prior to the commencement of construction approvals under Roads Act or Local Government Act, should be obtained for such works. No occupation or works should be carried out on public land (including a road or footpath), or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council and the necessary fee paid under the Roads Act 1993 and/or the Local Government Act 1993 if applicable. These approvals must be obtained prior to the issue of a construction certificate, to the satisfaction of council, for the required development works and may include but are not limited to the following:

- frontage works including construction of a driveway, footpath, etc
- road openings and restoration to provide services to the development
- work zones and hoardings
- skip bins
- shoring / anchoring
- standing of cranes, concrete pumps, etc.

While site works are being carried out, there must be no occupation or works on public land (including a road or footpath) or access provided over a public reserve adjacent to the development site without approval being obtained from Sutherland Shire Council.

Any work on public land must be undertaken strictly in accordance with the relevant approval issued under the Roads Act 1993 and/or the *Local Government Act 1993* by Sutherland Shire Council. Note: All plans and permits should be on site at all times.

(b) Internal Driveway, Parking and Manoeuvring –

Before commencement of construction, the internal driveway profile, parking and manoeuvring areas should be designed in accordance with the approved architectural plans except where modified by the following:

1. Align with access and alignment levels issued by council's Public Domain Unit.
2. The ingress and egress crossing should be clearly identified by signage.
3. The internal driveway and car parking area should be paved or concreted and must be finished in materials other than plain or exposed aggregate concrete.
4. Provide adequate sight distance for the safety of pedestrians using the footpath area.
5. Comply with AS 2890.1(2004) in relation to the design of vehicular access, parking and general manoeuvring for the B85 vehicle.

(c) Stormwater drainage design

Before commencement of construction, the stormwater drainage system should be designed and constructed in accordance with the approved stormwater drainage design drawing, Australian Standard AS 3500.3:2015 and connected to the existing system.

(d) Sydney Water requirements

Prior to the commencement of any works on site, including demolition or excavation, the plans should also be approved by Sydney Water. This allows Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of your development.

In facilitating this development, a balance needs to be achieved between the requirement for improved learning facilities and respecting the environment. There are concerns that a thorough assessment of tree impacts has not been carried out. It is recommended that the above matters be addressed in the development of the proposal.

If you need any clarification of the above comments, please contact Council's Development Assessment Officer Christine Edney on 9710 0838 (Mondays to Thursdays) or email cedney@ssc.nsw.gov.au and quote the application number in the subject.

Yours faithfully



Annette Birchall
Team Leader, Development Services